

**SPECIAL MEETING OF THE OVERSIGHT BOARD
TO THE SUCCESSOR AGENCY OF THE
BELMONT REDEVELOPMENT AGENCY**

**THURSDAY MAY 28, 2015, 1:30 PM
CITY COUNCIL CHAMBERS, ONE TWIN PINES LANE
BELMONT, CA**

Board Members

Christopher Bohl	Financial Advisor, Morgan Stanley <i>County Board of Supervisors Public Appointee</i>
Connie Juarez-Diroll	San Mateo County Legislative Director <i>San Mateo County Board of Supervisors Appointee</i>
Dick Ashby	Belmont Finance Commissioner <i>Belmont Mayor Appointee</i>
Warren Lieberman	Belmont Fire Protection District Board Member/Belmont Councilmember <i>Belmont Fire Protection District Appointee</i>
Enrique Navas	Assistant Superintendent, Sequoia Union High School District <i>County Superintendent of Schools Appointee</i>
Barbara Christensen	Director of Governmental Affairs, San Mateo County Community College District <i>San Mateo County Community College District Appointee</i>
Dan DeSmidt	Chief, Belmont Police Department <i>Belmont Mayor Employee Appointee</i>

Successor Agency Staff

Greg Scoles, Belmont City Manager
Thomas Fil, Belmont Finance Director
Brooke Lazzari, Belmont Deputy Finance Director
Terri Cook, Belmont City Clerk/Recording Secretary

Other

Craig Labadie, Special Counsel

MEETING AGENDA

MEETING CALL TO ORDER

Roll Call
Pledge of Allegiance

1. PUBLIC/BOARD MEMBERS COMMENTS

This agenda category is for items of interest not on the Agenda. The Board Chair may set a time limit for speakers. Since these items are not on the agenda, the Board may briefly respond to statement made or questions posed as allowed by the Brown Act. The Board may also refer items to staff or have a matter placed on a future meeting agenda.

2. AGENDA AMENDMENTS (if any)

3. CONSENT CALENDAR

Consent Calendar items are considered to be routine and will be enacted by one motion. There will be no separate discussion on these items unless members of the Agency, staff or public request specific items to be removed for separate action.

A. February 12, 2015 Meeting Minutes

Action: Motion to Approve Consent Calendar

4. ADDITIONAL BUSINESS

A. Resolution of Long-Range Property Management Plan for the Successor Agency

Action: Motion to Adopt Resolution Approving a Revised Long-Range Property Management Plan for the Successor Agency for the Redevelopment Agency of the City of Belmont, Pursuant to Health and Safety Code Section 34191.5(b)

5. FUTURE MEETING(S)

A. September 10, 2015

ADJOURNMENT

**REGULAR MEETING OF THE OVERSIGHT BOARD
TO THE SUCCESSOR AGENCY OF THE
BELMONT REDEVELOPMENT AGENCY**

**THURSDAY FEBRUARY 12, 2015, 1:30 PM
CITY COUNCIL CHAMBERS, ONE TWIN PINES LANE
BELMONT, CA**

Call to Order 1:30 P.M.

Roll Call

Board Members Present: Juarez-Diroll, Ashby, DeSmidt, Christensen, Bohl, Navas

Board Members Absent: Ashby

Successor Agency Staff Present: Finance Director Fil, Management Analyst Rose, Recording Secretary Cook

Others: Belmont City Attorney Rennie, Deputy Finance Director Lazzari, City Treasurer Violet

Pledge of Allegiance

Led by Chair Bohl

PUBLIC/BOARD MEMBERS COMMENTS

Chair Bohl announced that the representative from the San Mateo County Community College District, Jim Keller, was on an extended medical leave of absence, and that Barbara Christensen has been appointed in the interim.

ITEM APPROVED ON CONSENT CALENDAR

Minutes of Special Meeting of September 11, 2014

Action: On a motion by Board Member DeSmidt, seconded by Board Member Navas, Consent Calendar was approved (5-0, Christensen abstain, Ashby absent).

ADDITIONAL BUSINESS

Resolution Approving of Public Improvement Agreement between the City of Belmont and the Successor Agency to the Redevelopment Agency of the City of Belmont for the Expenditure of Unencumbered Bond Proceeds

Management Analyst Rose noted that bond refunding has been completed, and the balance includes the remaining proceeds, which will be transferred to the City of Belmont to be spent per the original bond covenants. She noted that this Agreement has been approved by the City Council and Successor Agency.

Action: On a motion by Board Member Lieberman, seconded by Board Member Navas Resolution 2015-001 Approving Public Improvement Agreement pursuant to Health and Safety Code Section 34191.4(c) was approved (6-0, Ashby absent).

Resolution of Long-Range Property Management Plan for the Successor Agency

Management Analyst Rose clarified that the Agency holds certain assets, and a management plan is required.

Action: On a motion by Board Member Lieberman, seconded by Board Member DeSmidt, Resolution 2015-002 Approving a Long-Range Property Management Plan for the Successor Agency for the Redevelopment Agency of the City of Belmont, Pursuant to Health and Safety Code Section 34191.5(b) was approved (6-0, Ashby absent).

Resolution Adopting the Belmont Successor Agency Administrative Budget for FY15/16A

Management Analyst Rose explained that this budget is similar to previous administrative budgets.

Board Member Christensen noted that other cities have reduced their administrative fees now that activities are winding down. She suggested a time and motion study for future budgets.

Finance Director Fil stated that it is expected that staff effort will be reduced at some point, but efforts are still heavy due to addressing ongoing Department of Finance and Controller's Office issues. He pointed out that staff is already tracking time.

Action: On a motion by Board Member Christensen, seconded by Board Member Navas, Resolution 2015-003 Approving Successor Agency Administrative Budget for FY15/16A, pursuant to Health and Safety Code Section 34177(j). was approved (6-0, Ashby absent), with direction to staff to provide time and motion information for subsequent budget requests.

Resolution Adopting Recognized Obligations Payment Schedule 15/16A

Management Analyst Rose described the new item that was added since the last Recognized Obligations Payment Schedule was approved.

Action: On a motion by Board Member Navas, seconded by Board Member Christensen, Resolution 2015-004 Approving Recognized Obligations Payment Schedule 15/16A, pursuant to Health and Safety Code Section 34177(l). was approved (6-0, Ashby absent).

ADJOURNMENT at this time, being 1:50 P.M.

Respectfully submitted

Terri Cook, Recording Secretary



Staff Report

APPROVAL OF REVISIONS TO THE LONG-RANGE PROPERTY MANAGEMENT PLAN FOR THE SUCCESSOR AGENCY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5(b)

Summary

Adoption of the attached Resolution would approve the Revised Long Range Property Management Plan for the Belmont Successor Agency, pursuant to Health & Safety Code Section 34191.5(b).

Background

The Successor Agency to the Redevelopment Agency of the City of Belmont received a Finding of Completion from the California Department of Finance ("DOF") on October 1, 2014, signifying that the Successor Agency had fully complied with all payment obligations under the redevelopment dissolution statutes.

Health & Safety Code Section 34191.5(b) requires that within six months of receiving a Finding of Completion, the Successor Agency must prepare a Long-Range Property Management Plan ("LRPMP") describing the use and disposition of any real properties owned by the former Redevelopment Agency of the City of Belmont and transferred to the Successor Agency by operation of law upon the dissolution of redevelopment agencies in 2012. Any real property that is considered to be a housing asset was transferred to the City as housing successor in August 2012, after the DOF approved the Successor Agency's housing asset list.

On February 12, 2015, the Oversight Board approved a Long Range Property Management Plan (LRPMP), which was subsequently submitted to the DOF.

Analysis

Following the submission of the LRPMP to DOF, the Successor Agency identified additional information which necessitates revising the LRPMP previously submitted.

The previous LRPMP collapsed all of the cost into a single line item. The revised LRPMP includes six (6) discrete categories of cost. As a result of providing additional detail, the revised LRPMP is materially different from the previous submittal and necessitates resubmission to the Oversight Board and DOF.

The revised LRPMP reflects real property now owned by the Successor Agency, which consists of public street improvements, improvements to governmental use buildings, capitalized grants given under façade improvement program, economic development promotional expenditures and costs to monitor on-going contamination of an enforceable obligation, funded with redevelopment bond proceeds totaling \$1,944,304.

Fiscal Impact

No fiscal impact.

CEQA Compliance Statement

Not a project as defined by CEQA.

Recommendation

That the Oversight Board adopt the attached Resolution approving a Revised Long-Range Property Management Plan for the Successor Agency to the Redevelopment Agency of the City of Belmont, as required by Health and Safety Code Section 34191.5(b).

Attachments

- A. Resolution Approving a Revised Long-Range Property Management Plan for the Successor Agency for the Redevelopment Agency of the City of Belmont, as Required by California Health and Safety Code Section 34191.5(b).
- B. Long-Range Property Management Plan

Staff Contact:

Thomas Fil, Finance Director, City of Belmont Finance Department
(650) 595-7435; tfil@belmont.gov

RESOLUTION NO.

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF BELMONT APPROVING A REVISED LONG RANGE PROPERTY MANAGEMENT PLAN.

WHEREAS, by letter dated October 1, 2014, the California Department of Finance ("DOF") issued to the Successor Agency to the Redevelopment Agency of the City of Belmont (the "Successor Agency") a finding of completion in accordance with Health and Safety Code Section 34179.7 (the "Finding of Completion"), signifying the Successor Agency's full compliance with specified payment obligations; and,

WHEREAS, Health and Safety Code Section 34191.5(b) requires that, no later than six months following the issuance to the Successor Agency of the Finding of Completion, the Successor Agency prepare a Long-Range Property Management Plan ("LRPMP") to address the disposition and use of the properties of the former Redevelopment Agency of the City of Belmont (the "Former Agency"); and,

WHEREAS, the Successor Agency on January 27, 2015, adopted Resolution No. 2015-002 approving a LRPMP that identifies the property assets of the former Redevelopment Agency of the City of Belmont (the "Former Agency") and the Successor Agency's preferred method of disposing of those assets; and,

WHEREAS, Health and Safety Code Section 34191.5 states that permissible uses of properties covered by the LRPMP are (a) retention of property for governmental use as described in Section 34181(a), (b) use of property for a use identified in the redevelopment plan of the Former Agency; (c) the use of the property to satisfy enforceable obligations of the Successor Agency and (d) the disposition of the property; and,

WHEREAS, the Successor Agency's only property asset consists of improvements made by the Former Agency including public street improvements, improvements to governmental use buildings, capitalized grants given under façade improvement program, economic development promotional expenditures and costs to monitor on-going contamination of an enforceable obligation (the "Improvements"), which Improvements were constructed as and are currently used and maintained for a governmental purpose by the City of Belmont (the "City"); and,

WHEREAS, the Successor Agency desires to transfer the Improvements to the City as a governmental use property; and,

WHEREAS, Health and Safety Code Section 34181(a) provides that the Oversight Board for the Successor Agency (the "Oversight Board") may direct the transfer of ownership of the Former Agency's assets that are used for governmental purposes to the appropriate governmental agency, such as the City; and,

WHEREAS, under Health and Safety Code Section 34191.5(b), the LRPMP is to be submitted to the Oversight Board and DOF for approval; and,

WHEREAS, on February 12, 2015 the Successor Agency submitted a Long Range Property Management Plan (LRPMP) for approval which was submitted to the Department of Finance; and,

WHEREAS, subsequently the Successor Agency identified additional information which necessitates revising the LRPMP previously submitted; and,

WHEREAS, the Oversight Board at a duly and properly noticed public meeting reviewed the revised LRPMP submitted by the Successor Agency and desires to approve the LRPMP.

NOW, THEREFORE, the Oversight Board to the Successor Agency of the Former Belmont Redevelopment Agency of the City of Belmont resolves as follows:

Section 1. The above recitals are true and correct, and are a substantive part of this Resolution. The Oversight Board's approvals, authorizations and determinations as set forth in this Resolution are based upon the foregoing recitals, information and documents provided by the Successor Agency staff, and any comments and other information received by the Oversight Board during the public meeting on this matter.

Section 2. The Oversight Board does hereby approve the revised Long Range Property Management Plan of the Successor Agency in the form set forth in Exhibit "A" attached hereto and incorporated herein by reference.

Section 3. The Oversight Board hereby determines that the property covered in the revised Long Range Property Management Plan is a governmental use property and under Health and Safety Code 34181(a) directs the Successor Agency to transfer the ownership of the property to the City of Belmont.

Section 4. The staff and the Board of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution and to dispose of the properties covered in the Long Range Property Management Plan in accordance with the provisions of the Plan after approval of the Plan by DOF.

Section 5. This Resolution shall take effect upon the date of its adoption, subject to DOF's review under Health and Safety Code Section 34179(h). The Successor Agency is hereby directed to notify the DOF of the actions set forth in this Resolution in accordance with Health and Safety Code Section 34181(f).

* * *

I hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Oversight Board for the Successor Agency of the Belmont Redevelopment Agency at a special meeting thereof held on May 28, 2015 by the following vote:

AYES, BOARD MEMBERS: _____

NOES, BOARD MEMBERS: _____

ABSTAIN, BOARD MEMBERS: _____

ABSENT, BOARD MEMBERS: _____

RECORDING SECRETARY to the
Belmont Oversight Board

APPROVED:

CHAIR of the Belmont Oversight Board

Successor Agency: Belmont
County: San Mateo

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)				
No.	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis
1	Public right-of-way improvements at various locations.	N/A	Roadway/Walkway	Governmental Use	N/A	Public Street Improvements, including pavement, utility undergrounding, sidewalk, and street lighting.	2003-2012	\$ 1,635,457	\$ 1,225,982	6/30/14	Book
2	One Twin Pines Lane, Belmont	045-181-280	Police/Fire Station	Governmental Use	N/A	Improvements to the Police Facility.	2007-2008	\$ 304,252	\$ 199,427	6/30/14	Book
3	10 Twin Pines Lane, Belmont	045-181-250	Public Building	Governmental Use	N/A	Improvements to the Manor House, a community facility, in Twin Pines Park.	2009	\$ 333,531	\$ 240,142	6/30/14	Book
4	550 Island Parkway, Belmont	040-360-390	Park/Open Space	Governmental Use	N/A	Improvements to a public meeting facility at the Belmont Sports Complex.	2010	\$ 35,495	\$ 26,976	6/30/14	Book
5	N/A	N/A	Not a real property interest	N/A	N/A	N/A	2003-2009	\$ 86,708	\$0	3/31/15	Agency Estimate
6	N/A	N/A	Not a real property interest	N/A	N/A	N/A	2003-2007	\$ 75,206	\$0	3/31/15	Agency Estimate

SALE OF PROPERTY			HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		SC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	
Proposed Sale Value	Proposed Sale Date	Property Value/Sale Info	Purpose for which property was acquired	Lot Size		Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?
N/A	N/A	N/A	Improvements to Public Right-of-Way (Roads/Sidewalks).	N/A		N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	Improvements to the police facility.	N/A		N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	Improvements to a public building.	N/A		N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	Improvements to a public building.	N/A		N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A

HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	
Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	Other Property Info
N/A	N/A	N/A	Improvements in the right-of-way and not on a parcel.
N/A	N/A	N/A	The Successor Agency did not acquire the parcel.
N/A	N/A	N/A	The Successor Agency did not acquire the parcel.
N/A	N/A	N/A	The Successor Agency did not acquire the parcel.
N/A	N/A	N/A	Economic development promotional expenditures and costs to monitor on-going contamination of an enforceable obligation. The Successor Agency estimates the value of this item at \$0.
N/A	N/A	N/A	Capitalized grants given under façade improvement program to improve various private property for the purpose of promoting economic activity. The Successor Agency estimates the value of this item at \$0.